185.A	0003	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	934,800 / 934,800
					USE VALUE:	934,800 / 934,800
					ASSESSED:	934,800 / 934,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
60		HATHAWAY CIR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CAMPBELL NANCY J & EDWARD J
Owner 2:	
Owner 3:	
Street 1:	60 HATHAWAY CIR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CAMPBELL ERIN E -
Owner 2:	CAMPBELL NANCY J & EDWARD J -
Street 1:	60 HATHAWAY CIR
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 11,960 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1959, having primarily Vinyl Exterior and 1544 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11960.000	389,600		545,200	934,800
Total Card	0.275	389,600		545,200	934,800
Total Parcel	0.275	389,600		545,200	934,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 605.44 | /Parcel: 605.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 185.A-0003-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	389,600	0	11,960.	545,200	934,800	934,800	Year End Roll	12/18/2019
2019	101	FV	291,900	0	11,960.	545,200	837,100	837,100	Year End Roll	1/3/2019
2018	101	FV	266,100	0	11,960.	459,500	725,600	725,600	Year End Roll	12/20/2017
2017	101	FV	266,100	0	11,960.	420,600	686,700	686,700	Year End Roll	1/3/2017
2016	101	FV	266,100	0	11,960.	358,200	624,300	624,300	Year End	1/4/2016
2015	101	FV	259,500	0	11,960.	311,500	571,000	571,000	Year End Roll	12/11/2014
2014	101	FV	259,500	0	11,960.	288,200	547,700	547,700	Year End Roll	12/16/2013
2013	101	FV	259,500	0	11,960.	274,100	533,600	533,600		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CAMPBELL ERIN E	1536-81	1	10/31/2018	Convenience	100	No	No		
KENNA PATRICIA	1513-125		8/15/2017	Change>Sale	610,000	No	No		
KENNA PATRICIA	1513-124		8/15/2017	Convenience	1	No	No		
KENNA PATRICIA	1464-84		12/10/2014	Convenience	1	No	No		
	630-191		1/1/1901	Family		No	No		Thomas D Kenna d.o.d. 3/22/2013 Bk 630 Pg 191

PAT ACCT. 14408

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/22/2018	72	Heat App	12,000	C				
10/26/2017	1423	Add Bath	255,000	O				

ACTIVITY INFORMATION

Date	Result	By	Name
8/3/2018	MEAS&NOTICE	BS	Barbara S
2/26/2018	SQ Returned	MM	Mary M
3/10/2009	Inspected	189	PATRIOT
12/29/2008	Measured	163	PATRIOT
1/6/2000	Meas/Inspect	163	PATRIOT
11/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11960		Sq. Ft.	Site		0	70.	0.65	7									545,160						545,200	

Total AC/HA: 0.27456 | Total SF/SM: 11960 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 545,160 | Spl Credit | Total: 545,200

User Acct

131556

GIS Ref

GIS Ref

Insp Date

08/03/18

!14408!

PRINT

Date	Time
12/11/20	04:15:55

LAST REV

Date	Time
07/05/19	15:18:27

mmcmakin

USER DEFINED

Prior Id # 1:	131556
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.33005178
Const Adj.:	0.99989998
Adj $ / SQ:	166.240
Other Features:	110542
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	436794
Depreciation:	47174
Depreciated Total:	389620

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	5	Baths:	1	HB	1

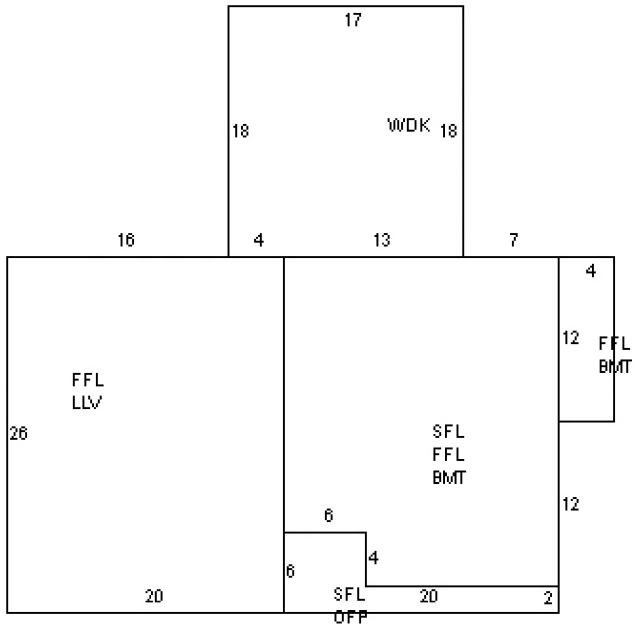
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	5	
Totals			
1	8	5	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	166.24
Special Features:	0	Val/Su Net:	132.61
Final Total:	389600	Val/Su SzAd	252.33

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,024	166.240	170,230
LLV	Lower Level	520	74.810	38,900
SFL	Second Floor	520	166.240	86,445
BMT	Basement	504	49.870	25,135
WDK	Deck	306	9.270	2,836
OFP	Open Porch	64	42.280	2,706

Net Sketched Area:	2,938			Total:	
Size Ad	1544	Gross Are	8820	FinArea	1544

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 185.A-0003-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	12X8	A	AV	1995	0.00	T	19.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	